

Message Text

CONFIDENTIAL

PAGE 01 BANGUI 00256 021447Z
ACTION FBOE-00

INFO OCT-01 AF-10 ISO-00 A-01 SY-05 ABF-01 /018 W
-----006347 021449Z /42

R 011550Z FEB 78
FM AMEMBASSY BANGUI
TO SECSTATE WASHDC 9805

C O N F I D E N T I A L BANGUI 0256

E.O.11652: GDS
TAGS: AFSP, ABLD, ASEC
SUBJ: LEASE S-684-FBO-40

REF: STATE 16546, 77 BANGUI 2710

1. RECOGNIZE LIMITATIONS ON DEPARTMENT FUNDING FOR ACQUISITION OF RESIDENTIAL PROPERTY OVERSEAS. HOWEVER, BELIEVE THAT SUBJECT PROPERTY IS OF MORE THAN USUAL INTEREST TO USG BECAUSE OF SECURITY CONSIDERATIONS. PROPERTY HAS 150-FOOT BORDER WITH AMBASSADOR'S RESIDENCE. REAR PROPERTY LINE IS EXTENSION OF RESIDENCE PROPERTY LINE AND ACQUISITION WOULD ENABLE US TO CONSTRUCT WALL AND LIGHTING IMPROVEMENTS THAT WOULD SIGNIFICANTLY ENHANCE SECURITY.

2. REQUEST DEPARTMENT RECONSIDERATION OF THIS PROPOSED PURCHASE AS LEASE EXPIRES SEPTEMBER 30, 1978 AND LANDLORD, WHO HAD PREVIOUSLY ADVISED HE WAS WILLING TO EXTEND LEASE FOR ONE YEAR AT INCREASED RENTAL, HAS JUST ADVISED THAT HE HAS LOCATED BUYER AND HE PLANS TO SELL TO THIS BUYER, IF USG UNABLE TO BUY.

3. WE STRONGLY URGE DEPARTMENT TO MAKE DECISION TO PURCHASE PROPERTY NOW, ALTHOUGH ACTUAL PAYMENT WOULD NOT BE NECESSARY UNTIL LATER IN FISCAL YEAR. FAILING THIS WE MUST LOCATE ALTERNATE PROPERTY IN RANGE OF \$1,250-\$1,500 PER MONTH, AND SIGN LEASE TO BE EFFECTIVE JULY 1978, TO ENABLE COMPLETION BY OCTOBER 1 OF NECESSARY IMPROVEMENTS, I.E., INCREASE IN ELEC-
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TRICAL CAPACITY FOR AIR CONDITIONING, INSTALLATION OF SECURITY GRILLS AND LIGHTING, ETC. WE WOULD PROBABLY REQUIRE INCREASE IN THIRD QUARTER ALLOTMENT 4512 OF \$2,000 AND FOURTH QUARTER ALLOTMENT OF \$8,000.

4. WHILE WE WOULD IN NO WAY WISH TO JEOPARDIZE PURCHASE OF NEW OFFICE BUILDING, FACT IS THAT OFFICE BUILDING PURCHASE COULD

TAKE PLACE IN EITHER FY-78 OR 79 WHILE PURCHASE OF THIS HOUSE CAN
ONLY BE EFFECTED IN FY-78.
QUAINTON

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